



21st March 2006

City Plaza Acquisition

- Comprises of approximately 96,000 sq ft, 9 storey mixed-use (office and retail) building located in the centre of the CBD of Birmingham
- Total investment cost of approximately £29 million, which includes estimate for the refurbishment, primarily as set out below:
 - refurbish and reposition the upper ground floor of the retail component to office space
 - refurbish the lower ground floor retail, potentially into one contiguous space
 - minor refurbishment of currently poorly divided space earning extra 2,500 – 3,500 sq ft of lettable space
- Anticipated to earn post refurbishment an approximate 8.5% rental yield relative to a market value of approximately 6.00% - 6.25%
- The attraction of this investment is its absolute prime location in central Birmingham, opportunistic repositioning of retail into office to achieve highest and best use, and potential for substantial ERV gain post refurbishment programme
- This investment by Patron represents the third investment in Fund II in its UK Small Office Program which currently holds the Delek portfolio located in Croydon, Sheffield, Birmingham and Manchester and the Cloth Hall building in Leeds.